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West Sussex
PO19 1RH



Lead Local Flood Authority

Date 23 April 2025

Joanne Fisher
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Joanne,

RE: DM/24/2922 - Hollyrood House, Ardingly Road, Lindfield, Haywards Heath West, Sussex, RH16 2RA

Thank you for your consultation on the above site, additional information being received via a Consultant on 25 April 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a full application for Removal of outbuildings and alterations to the existing buildings and hard surfaces to allow for a change of use from Class C2 (residential institution) use to a Class C3 (dwellinghouse) use to provide 3 no.1-bed flats, 14 no. 2-bed flats, and 2 no. 3-bed two storey dwellings (and retaining Holy Rood Cottage as a 3-bed dwelling), together with 37 no. car parking spaces, private and communal amenity spaces, landscaping, bin and cycle stores. Alterations to existing access points onto and from Ardingly Road and Park Lane

We previously objected to this planning application in the absence of an acceptable FRA & Drainage Strategy because it was not in accordance with the NPPF, PPG Flood risk and coastal change or local policies. Consequently, it could not be demonstrated that flood risk would not increase elsewhere.

We have reviewed our position in respect of the issues as highlighted on the Technical Response Document dated 27.12.24 and the supplementary information received.

On this occasion, LLFA accepts the conclusion contained within Section 4.0 Flood Risk and Drainage, PD Planning (Feb.2025) based on the premise that the development is sequentially acceptable as it is the conversion of an existing building with an net reduction in area. We are satisfied that the overall surface area is reduced via re-purposing and previous concerns dealt with at the detailed design stage and associated suitable condition.

Yours sincerely,

Mat Jackson

Flood Risk Management Team

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